



**TOWN OF LOOMIS**  
**PLANNING COMMISSION SPECIAL MEETING ACTION MINUTES**  
**BLUE GOOSE EVENT CENTER**  
**3550 TAYLOR ROAD**  
**LOOMIS, CALIFORNIA**

**ALTERNATE LOCATION FOR THE MEETING**

**WEDNESDAY**

**January 10, 2018**

**7:30 PM**

**CALL TO ORDER: 7:30**

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

☒ Chairman Hogan  
☒ Commissioner Kelly  
☒ Commissioner Wilson  
☒ Commissioner Obranovich  
☒ Commissioner Clark-Crets

**COMMISSION COMMENT FOR ITEMS NOT ON THE AGENDA** - None

**PUBLIC COMMENT FOR ITEMS NOT ON THE AGENDA:**

This time is reserved for those in the audience who wish to address the Planning Commission on subjects that are not on the Agenda. The audience should be aware that the Council may not discuss details or vote on non-agenda items. Your concerns may be referred to staff or placed on the next available agenda. **The time allotted to each speaker** is three minutes but can be changed by the Chairman.

Dennis Oliveira – Rachel Lane – Commented on Chemical smell periodically in the air near King Road and Taylor Road

**ADOPTION OF AGENDA**

If items on the Agenda will be rescheduled for a different day and time, it will be announced at this time. Speakers are requested to restrict comments to the item as it appears on the agenda and stay within a three minute time limit. The Chairman has the discretion of limiting the total discussion time for an item.

Motion to adopt agenda: 1. Kelly 2. Clark-Crets

Ayes: Wilson, Clark-Crets, Obranovich, Hogan, Kelly

Noes: None

Abent: Abstain: None

**PUBLIC HEARING (CONTINUED FROM November 7, 2017 Planning Commission Special Meeting)**

**1. #14-05 THE VILLAGE AT LOOMIS PROJECT**

To consider making a recommendation to the Town Council regarding the applicant's request to amend the Loomis General Plan; Rezone the Project Site to the Planned Development (PD) District; Approve the Village at Loomis Preliminary Development Plan, Development Standards, and Design Guidelines; Approve Specific Development Plans for Village Areas 1, 2 and 3; Approve the Village at Loomis Tentative Subdivision Map; and the Village at Loomis Development Agreement; subject to the Certification of the Village at Loomis Final Environmental Impact Report (FEIR) as required by the California Environmental Quality Act.

**APPLICANT: VILLAGE AT LOOMIS, LLC**

**PUBLIC COMMENTS:**

The applicants spoke on the attributes of the project. (Aiden Berry and Todd Lowell)

Described the changes in the project in response to public comments.

Mike Ritter – Division Chief South Placer Fire Department – spoke on South Placer Fire's comment to the project. Stated that all within the revised project meets or exceeds South Placer Fire requirements to providing a fire safe community.

## **COMMISSIONERS COMMENTS:**

Chairman Hogan: opened discussion on setbacks, lack/shortage of park space and parking availability.

Commissioner Wilson: concerns about the civic center / park and the effect on future library building ownership. Asked about trees in the alleyways. Voiced concerns about small setback requirements

Commissioner Clark -Crets: voiced concern about guest parking within the residential areas of the project, the shortage of park space and the decrease in commercial property.

Commissioner Kelly: asked about maintenance of the roads, alleyways and the parks within the project; voiced concern about the change in commercial property acreage within the project;

Commissioner Obranovich: Opened discussion on the changes in the number of parking spaces and number of dwellings within the revised project concept. Also asked about the process involved in the agreements to access the Raley's shopping area.

## **PUBLIC COMMENT:**

Kurt Sandoff – Thonrnwood: Spoke in favor of project, pleased with changes – civic center is a plus.

Debbie Schneider – unincorporated Placer County: Spoke in favor of the project, pleased with the described changes – stated circulation and safety issues have been addressed.

Linda Williams – King Road: Spoke in favor of project

Ron Ricediger – Indian Oaks: Spoke in favor of the project

Leslie Campbell – Loomis resident: Stated we are moving too fast, wants rural character, is not in favor of increasing the density in the area

George S. Sziraki – Superintendent, Placer Union High School District: Stated the project will have no negative impact on Del Oro High School. Project will benefit the school (increased local population and impact fees) – No additional traffic because the student limit at the school will remain the same.

Melo Turlish – Loomis resident: Spoke in favor of the project

Joe Bitaker – White Lane: spoke in favor of the project. The location is the good area for higher density, shows smart planning for the future.

Shelly Richardson – David Ave: Concerned about the density and lot size of the housing in the area surrounding the David Ave /Eldon Ave area. Also concerned about the walkability, traffic, circulation and pedestrian safety in that same area.

Frank Denino – Loomis resident: Concerned about school density, stated that many Loomis elementary schools are already full and are turning away students from their local school.

Pat Bretchal – Brace Road: Spoke in favor of the project, stated the community needs additional housing, and the schools will benefit from the additional funds.

Sharon O'Donnell – 7 year Loomis resident: Spoke in favor of the project, stated the applicant has adapted the project to fit and needs and concerns of the community.

Eva Marchall – Kathy Way: Pleased with many of the described changes. Still has concerns about the density, the parking in the higher density areas. Concerned about the long-term health of trees planted in the project area – Stated that she has come to appreciate the round-about.

Dennis Oliveira – Rachel Lane: Pleased with many of the changes, but still has concerns about the density in the project and the change from original General Plan it represents. Also has concerns about air quality.

William Quenneville – Horseshoe Bar Road: Concerned about the traffic at the Horseshoe Bar Interchange – Stated it is a problem already and increased population will make it worse

Gordon Medd – Superintendent, Loomis Elementary School District: Stated that many of the Loomis schools are filled with out of area students and this is being phased out (population in the 8<sup>th</sup> grade classes higher than the younger grades). School shared use of playground / yard space is a benefit to town and Park space need. Explained the District agreement with applicant, stating a great financial gain to be used to mitigate effects of project. District maintains a good working relationship with the Town.

Gary Liss – Gold Trail: Noted great progress with the changes, but still has concerns with the density, designated park space, traffic and circulation. Noted the traffic flow issues associated with David Ave and stated that the Swetzer Road extension could help alleviate some of the traffic issues.

Ramona Brockman – Unincorporated Placer County: Spoke in favor of the project, stating the project is using smart grown practices. Also said that higher density is essential for commercial growth and walkability.

**ADJOURNMENT: 9:50 PM – Item 1 continued to Planning Commission regular meeting on 1/23/2018**

Carol Parker, Administrative Clerk/Planning Assistant